

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan, SP 2-5-03 Fleet Maintenance Building, 6911 Orange Drive, generally located at the north side of Orange Drive and approximately 500 feet west of SW 68 Avenue

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 2-5-03, Town of Davie/Bruce Bernard, Director of Public Works/Capital Projects, 6911 Orange Drive (Community Facility District)

REPORT IN BRIEF: The applicant is requesting site plan approval for the construction of a garage building of 13,423 square feet for fire trucks on the subject site. The proposed two-story structure will be constructed on the existing parking lot north of the Fire/Public Works office building. Fifteen (15) new parking spaces are proposed on the south side of the garage while 59 existing spaces will remain on site.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 13 Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations (Motion carried 4-0, Mr. Engel absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Provide large canopy trees to replace the proposed Pigeon Plum along the east property line to provide better buffers for the adjacent residential properties.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Town of Davie	Name:	Bruce Bernard
Address:	6591 Orange Drive	Address:	6901 Orange Drive
City:	Davie, FL 33314	City:	Davie, FL 33314
		Phone:	(954) 797-1245

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan for construction of a garage building

Address/Location: 6911 Orange Drive, generally located at the north side of Orange Drive and approximately 500 feet west of SW 68 Avenue.

Future Land Use Plan Designation: Community Facility

Zoning: Community Facilities (CF)

Existing Use: Fire station, office building, and vehicle maintenance building

Proposed Use: Fire station (existing), office building (existing), and garage (proposing)

Parcel Size: 9.38 acres

Surrounding Uses:

North: Multi-family Residential (Hidden Acres)
South: Orange Drive, and C-11 Canal
East: Office building, and single family homes
West: Vacant building

Surrounding Land

Use Plan Designation:

Regional Activity Center
Recreation, and Open Space
Residential (3DU/AC)
Residential (10 DU/AC)

Surrounding Zoning:

North: RM-16, Medium-High Density Dwelling District
South: Griffin Corridor District
East: RO, Residential/Office District, and R-3, Low Density Dwelling

ZONING HISTORY

Previous Requests on same property:

On October 21, 1984, The Board of County Commissioners approved the plat, Davie Community Facilities II. The plat is restricted to the construction of buildings to be used for governmental uses by the Town of Davie.

On November 15, 1997, Town Council approved Site Plan, SP 11-5-97, to construct a 145 feet high cellular communication monopole on the northwest corner of the subject site.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site has been used by the Town of Davie Public Works and Fire Department. Currently, there are a fire station at the front, a two-story office building, a temporary office trailer, a vehicle maintenance building, and a storage yard at the back of the property. The applicant is proposing a two-story garage building of 13,423 square feet on the existing parking lot north of the Fire/Public Works office building. The proposed garage building is adjacent to the existing single-family homes to the east. There is an existing six-foot chain link fence along the property line between the subject site and residential properties to the east.
2. *Building:* The existing buildings on site are one or two story structures including temporary office trailers. There is not a particular architectural style established on site. The proposed garage building is a two-story building with stucco finish. The design is simple and functional. The garage will include two large service bays (20'x60') for fire trucks and ten small bays (16'x30') for small trucks. The building is characterized by steel overhead doors with standing seam metal canopies above them. The base color of the building is cream accented by golden metal coping around the raised parapet wall and yellow texture band at the knee high.
3. *Access and Parking:* The access to the site is through the existing driveway opening to Orange Drive. Total of 74 parking is required and provided for the existing and proposed uses on site. There are 59 spaces existing on site and 15 spaces including two (2) handicap spaces are proposed. Minimum 30 percent open space is required where 39 percent is provided.
4. *Lighting:* New lighting is proposed to meet the code requirements.
5. *Landscaping:* The applicant is proposing remove 21 trees including 12 Live Oaks. Five (5) trees will be relocated on site. Trees to be removed/relocated shall obtain the tree removal permits. The landscape plan indicates a continuous Cocoplum hedge and

Pigeon Plum trees at one per 40 feet ratio will be installed along the east property line to screen the garage from the adjacent residential properties. Staff recommends large canopy tree, such as Mahogany or Gumbo limbo, replace the proposed Pigeon Plum to provide better buffer for the adjacent residential properties to the east.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

Engineering:

1. Central Broward Water District approval is required prior to the final site plan approval.

APPLICABLE CODES AND ORDINANCES

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject site is located in Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

STAFF ANALYSIS/FINDINGS OF FACT

The nature of use is consistent with the general purpose and intent of the CF zoning district regulations and Town of Davie Comprehensive plan.

STAFF RECOMMENDATION

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following condition shall be revised prior to final site plan approval:

1. Staff recommends large canopy trees, such as Mahogany or Gumbo limbo, replace the proposed Pigeon Plum to provide better buffers for the adjacent residential properties to the east.

SITE PLAN COMMITTEE RECOMMENDATION

At the May 13 Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations (Motion carried 4-0, Mr. Angel absent).

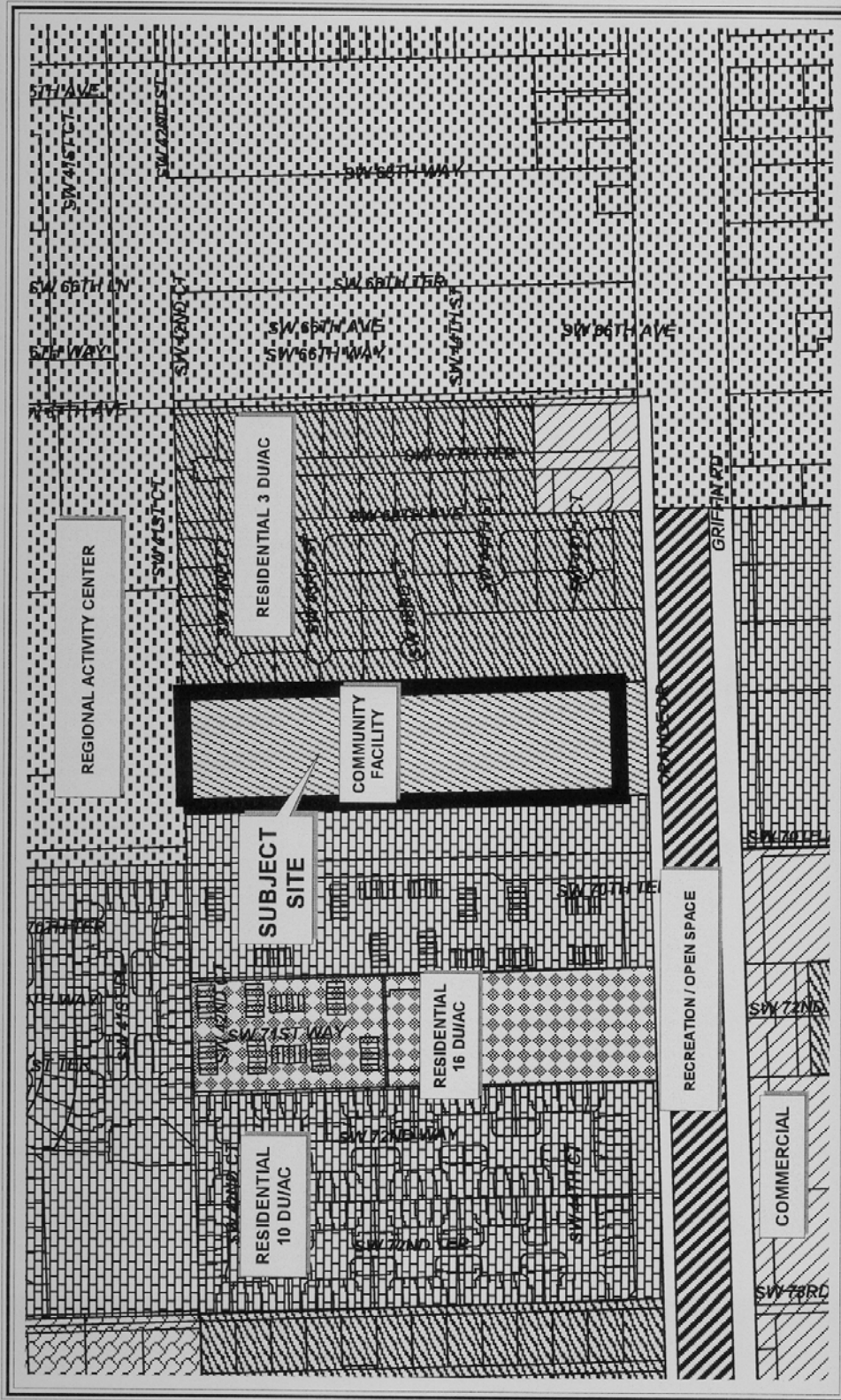
TOWN COUNCIL ACTION

EXHIBITS

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

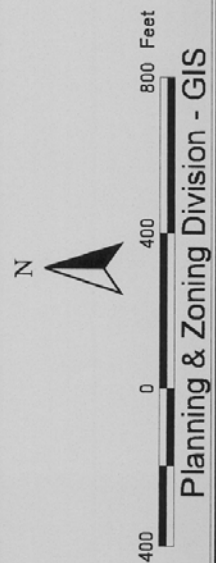
Prepared by: _____

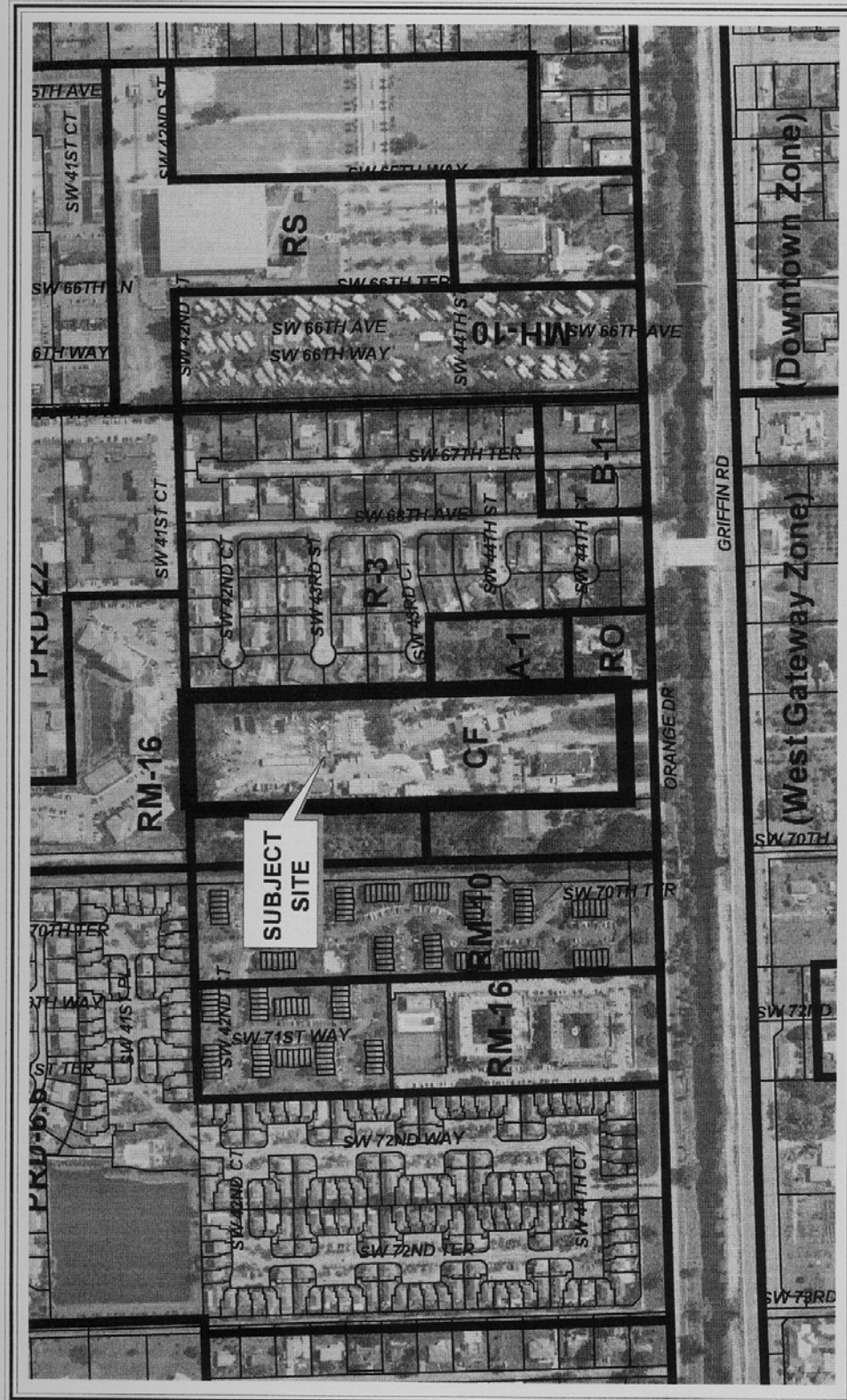
Reviewed by: _____



SITE PLAN **SP 2-5-03** **Future Land Use Map**

Date Prepared: 3/10/03
 Prepared By: ILD





Date Flown:
12/31/00



Planning & Zoning Division - GIS



SITE PLAN **SP 2-5-03** **Zoning and Aerial Map**

Date Prepared: 3/10/03
Prepared By: ILD